002.A	0004	0057.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	454,200 /	454,200
USE VALUE:	454,200 /	454,200
ASSESSED:	454,200 /	454,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	SONAN ANDREA
Owner 2:	
Owner 3:	
Street 1:	82 HIGHLAND AVE
Street 2:	
Twn/City:	WATERTOWN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02472 Type:

PREVIOUS OWNER

Owner 1:	HEATH ROBERT & BENJAMIN SARAH -
Owner 2:	-
Street 1:	57 FAIRMONT STREET UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1090 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	454,200			454,200
Total Card	0.000	454,200			454,200
Total Parcel	0.000	454,200			454,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.70 | /Parcel: 416.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	312018
GIS Ref	
GIS Ref	
Insp Date	05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.A-0004-0057.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	447,500	0	.		447,500	447,500	Year End Roll	12/18/2019
2019	102	FV	483,400	0	.		483,400	483,400	Year End Roll	1/3/2019
2018	102	FV	427,400	0	.		427,400	427,400	Year End Roll	12/20/2017
2017	102	FV	389,500	0	.		389,500	389,500	Year End Roll	1/3/2017
2016	102	FV	388,600	0	.		388,600	388,600	Year End	1/4/2016
2015	102	FV	358,900	0	.		358,900	358,900	Year End Roll	12/11/2014
2014	102	FV	342,400	0	.		342,400	342,400	Year End Roll	12/16/2013
2013	102	FV	345,100	0	.		345,100	345,100		12/13/2012

!15767!

PRINT

Date	Time
12/11/20	05:26:59

LAST REV

Date	Time
01/16/20	08:45:27
jorourke	
15767	

USER DEFINED

Prior Id # 1:	1875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEATH ROBERT &	61594-243		4/12/2013		369,000	No	No		
WITKOWSKI THOMA	55903-279		11/24/2010		340,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2018	256	Re-Roof	9,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2020	Mail Update	JO	Jenny O
5/10/2018	Measured	DGM	D Mann
6/26/2013	Info Fm Plan	BR	B Rossignol
1/20/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8207																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	390.286
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.26999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617108
Depreciation:	162916
Depreciated Total:	454191

COMMENTS

GLA=1090.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	495.66
Special Features:	0	Val/Su Net:	416.70
Final Total:	454200	Val/Su SzAd	416.70

SKETCH

UnSketched SubAreas:
GLA: 1090,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,090	390.290	425,412

Net Sketched Area:	1,090			Total:	425,412
Size Ad	1090	Gross Are	1090	FinArea	1090

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.A-0004-0057.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc